



## **MUNICIPAL PLANNING COMMISSION**

**Hollie Berry**  
**Mayor**

**Martin Granum**  
**City Manager**

**MINUTES**  
October 21, 2021  
6:00 p.m.  
Red Bank City Hall

### **I. CALL TO ORDER**

Commissioner Browder called the meeting to order at 6:05 PM.

### **II. ROLL CALL**

Commissioner Browder called the roll. Commissioners Browder, Luther, Millard, Smith and Skonberg were in attendance. The Commission's two planning advisors from the Southeast Tennessee Development District (Ashley Gates and Annya Shalun), the Mayor, and the Public Works Director were present. The owner and engineers from the Residential Condominiums development, as well as the engineer from the Fast Pace urgent care development were also present. The new planner staff member (Anny Shalun) was introduced to the Commission.

### **III. INVOCATION**

Commissioner Millard gave the invocation.

### **IV. PLEDGE OF ALLEGIANCE**

Commissioner Browder said the Pledge of Allegiance.

### **V. CONSIDERATION OF THE MINUTES**

#### **A. September 16, 2021 Meeting Minutes**

Commissioner Browder asked for any corrections to the minutes. Staff had already submitted corrected to the minutes from the previous work session meeting. Commissioner Millard motioned to approve the minutes with corrections. Commissioner Skonberg seconded the motion. The motion passed unanimously.

### **VI. NEW BUSINESS**

#### **1. Special Exceptions Permit for urgent care clinic at 4104 Dayton Boulevard**

Staff gave an update to the Commission that this site is the old Pizza Hut site and needs a Special Exceptions Permit since the parcel abuts residential zoning. Staff also explained that there are two

variances needed for the site plan – 1. The front portion of the parcel is in a flood zone, so the building will be built further back on the parcel; 2. The parking would need to be in front of the building rather than to the rear.

Because there would be a landscaped buffer between the parking lot and the residential lots, staff recommended that the Commission approves the Special Exceptions Permit.

Commissioner Browder asked questions about the buffer between the residential area and the parking lot and stormwater treatment. The engineer, Will Robinson, explained that their design reduces impervious pavement by 25%. He stated there will also be a strong buffer of tree line between the building and the residential zone. He also mentioned that this business will not be operating as a pain clinic.

Commissioner Millard asked for the hours of the urgent care center. Mr. Robinson stated that the hours will be 7:00 a.m. to 7:00 p.m. everyday and that it will mostly be staffed by nurse practitioners.

Commissioner Skonberg asked more about the flood line and asked if there was any other option for the store being up closer to the street. Mr. Robinson stated that he would not recommend that from an insurance standpoint since flood guidelines will not allow more parking in the back. Staff stated that keeping structures out of the floodway was a very common reason for variances to be granted.

Commissioner Luther asked how they will treat the stormwater. Mr. Robinson stated that there will be a drainage easement near the front of the property. They will also be reducing impervious area which leaves almost 30 feet on the roadside. They will pipe roof water into the grass landscaping.

As an audience participant, Mayor Berry asked if there was an option to put ADA parking near the front with a larger grass buffer and have the other parking spots in the back. Mr. Robinson explained that they need the extra spaces, but he will bring this back to the owner for consideration. Mayor Berry then asked if there will be any treatment opportunity for the water from the parking before the stormwater enters the water way. Mr. Robinson states that they will be created a bowl-type level-spreader, like a trough, to catch additional water.

**Commissioner Smith motioned to approve the Special Exceptions Permit for the urgent care clinic at 4104 Dayton Boulevard. Commissioner Millard seconded the motion. The motion passed unanimously.**

## **2. Design Review - Fast Pace Clinic at 4104 Dayton Boulevard**

Commissioner Browder asked for the anticipated start date. Mr. Robinson ensured that these developments are built within 7-8 months of being approved.

**Commissioner Luther motioned to approve the design review for the Fast Pace Clinic at 4104 Dayton Boulevard as submitted. Commissioner Skonberg seconded the motion. The motion passed unanimously.**

## **3. Special Use Request - Residential Condominiums at 1109 Dayton Boulevard**

Staff gave a review of the development and recommended approval with the following conditions: 1. Parking be provided at a rate of 1.25 spaces per single bedroom unit and 1.75 spaces per two-bedroom unit. 2. A traffic impact study be conducted as part of the design review process.

Commissioner Browder requested that the owner comment regarding not developing retail space on the property and parking issues. The owner, Richard Bacon, from Nashville, addressed the Commission and explained that if they eliminate retail, they will lessen the traffic impact in the area. He stated he would not be able to get additional overflow parking in front of the publicly traded company of the storage unit. He explained that retail has been impaired by Covid and online shopping. He added that the aesthetics of the design will be a nice gateway addition into Red Bank.

Commissioner Browder asked about price point of units. The owner stated that they will be priced according to market price. He anticipated that they will sell for around \$300,000. He added that he thinks the young professionals who may buy them will travel for work and may not need additional parking.

Commissioner Millard asked if the residents will be part of an HOA. The owner stated yes.

Mayor Berry in the audience asked for the estimated total cost, and the owner responded \$15 million.

Mr. Bacon asked if the traffic study could be substituted by an engineer's letter of opinion regarding traffic impact. Staff responded that even if the traffic count is low, the pattern of traffic will be impacted, and TDOT requires a traffic study on a state road. Commissioner Browder requested that the project engineer meet with the staff planner.

**Commissioner Millard motioned to approve the Special Use Request subject to the condition that a traffic study be conducted, and that parking be provided at a rate of 1.25 per one bedroom unit and 1.75 per two-bedroom unit. Commissioner Smith seconded the motion. The motion passed unanimously.**

#### **4. Request to Rezone 209 Morrison Springs Road from C-2 to C-1 - Discussion only**

This agenda item was discussed at the Work Session. Commissioner Browder stated that no further discussion was needed.

## **VII. UNFINISHED BUSINESS**

### **1. Public Art Ordinance**

Commissioner Browder had some minor grammatical corrections for the public art ordinance. She asked for clarification whether letter of support from adjacent property owners would be required. Staff planner sees the letters only as supplemental. Staff will add the word "optional" after these sections.

Commissioner Browder requested contact information for maintenance be a requirement under the application portion of the ordinance. She also requested that the advisory commission for public art has five citizen artists.

**Commissioner Luther motioned to recommend the Public Art Ordinance to the Board of Commissioners with recommended changes. Commissioner Skonberg seconded the motion. The motion passed unanimously.**

## **VIII. OTHER BUSINESS**

No other business was presented. Commissioner Millard motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting was adjourned at 7:40 PM.

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Chairman